



# CITY OF BOSTON

## THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

The BACK BAY ARCHITECTURAL COMMISSION will hold a public hearing:

RECEIVED  
CITY CLERK'S OFFICE  
2014 AUG 28 A 10:55 AM  
BOSTON, MA

DATE: Wednesday, 10 September 2014  
TIME: 4:30 P.M. VIOLATIONS HEARING  
5:00 P.M. DESIGN REVIEW HEARING  
PLACE: Room 900 (BRA Board Room), ninth floor, Boston City Hall

Subject of the hearing will be applications for Certificates of Appropriateness on the agenda below, review of architectural violations, and such business as may come before the commission, in accordance with Ch. 625 of the Acts of 1966, as amended. Applications are available for public inspection during business hours at the offices of the Environment Department. Applicants or their representatives are advised to attend, unless indicated otherwise. Sign language interpreters are available upon request.

### COMMISSION SITE VISITS ARE RECOMMENDED FOR ALL APPLICATIONS

4:30 P.M. VIOLATIONS HEARING  
5:00 P.M. DESIGN REVIEW HEARING

#### I. Commercial Applications, Continued: (None)

#### II. Commercial Applications, New:

Application 15.335 227 Newbury Street

Applicant: Silverman Trykowski Associates (arch'ts): Expand front-elevation dormer

5:15 P.M.

Application 15.332 361 Newbury Street [also known as 108 Massachusetts Avenue]

Applicant: John LaFreniere (arch't): Redesign accessible entry bay, replace elevator headhouse, rooftop mech. equip't, etc.

5:30 P.M.

Application 15.344 939 Boylston Street

Applicant: Hamlen Company (owners): Lower front-elevation windowsill to introduce accessible secondary entry door

#### III. Residential Applications, Continued:

5:45 P.M.

Application 15.158 296 Beacon Street

Applicant: Tsomides Associates (arch'ts): Replace 3-story 1951 building with 6-story adaptive replica of 1870 original

#### IV. Residential Applications, New: (None)

V. **Administrative Review / Approval:** *In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to the staff pending ratification at its monthly public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:***

*Applicants whose projects are listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, please present a copy of this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the Environment Department. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.*

► **PLEASE NOTE THAT NO FURTHER CORRESPONDENCE WILL BE ISSUED** for the applications listed below: the electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for one year from the date of the hearing. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval. If you have any questions not addressed by the above information, please consult the staff at the telephone number above, or at [william.young@cityofboston.gov](mailto:william.young@cityofboston.gov). Thank you.

(over)

**V. Administrative Review / Approval:** *[continued]*

Application 15.343	<u>9 Arlington Street:</u> Rebuild deck to its existing, previously approved footprint, re-install railing system
Application 15.336	<u>101 Beacon Street:</u> Repair 31 units of window wash/replace storm windows
Application 15.319	<u>236 Beacon Street:</u> Repair/repaint balcony fascias/soffits, replace flooring
Application 15.333	<u>250 Beacon Street:</u> Replace 11 units of window sash
Application 15.304	<u>285 Beacon Street:</u> Repair deck/balcony, replace one unit each French door/window sash, etc.
Application 15.305	<u>342 Beacon Street:</u> Replace flat roofing/flashing mat'l, repair masonry/slate mansard, remove deck, etc.
Application 15.323	<u>357 Beacon Street:</u> Replace 2 units of window sash
Application 15.531	<u>387 Beacon Street:</u> Replace flat roofing mat'l
Application 15.340	<u>304 Berkeley Street:</u> Repair brownstone
Application 15.306	<u>553 Boylston Street:</u> Install temporary construction barricade, graphics
Application 15.307	<u>50 Commonwealth Avenue:</u> Repair/repoint masonry; caulk/repaint windows
Application 15.324	<u>64 Commonwealth Avenue:</u> Replace 2 units of window sash
Application 15.308	<u>132 Commonwealth Avenue:</u> Redesign basement entry surround/walkway, etc.
Application 15.309	<u>233 Commonwealth Avenue:</u> Repair/repoint masonry
Application 15.325	<u>393 Commonwealth Avenue:</u> Replace 8 units of window sash
Application 15.338	<u>6 Gloucester Street:</u> Repair masonry, slates; replace flat roofing, copper downspouts, gutters, etc.
Application 15.310	<u>3 Marlborough Street:</u> Repair brownstone
Application 15.311	<u>7 Marlborough Street:</u> Repair brownstone, wood dormer trim, etc.
Application 15.334	<u>9 &amp; 11 Marlborough Street:</u> Replace 10 units of window sash
Application 15.312	<u>67 Marlborough Street:</u> Replace 7 units of window sash
Application 15.326	<u>192 Marlborough Street:</u> Repaint windows/doors, install 27 units of storm windows, install lighting fixture
Application 15.313	<u>282 Marlborough Street:</u> Replace copper gutter in kind
Application 15.314	<u>322 Marlborough Street:</u> Replace 2 units of window sash
Application 15.327	<u>387 Marlborough Street:</u> Replace 4 units of window sash
Application 15.328	<u>402 Marlborough Street:</u> Replace 7 units of window sash
Application 15.339	<u>51a Massachusetts Avenue:</u> Redesign storefront bay, install signage
Application 15.315	<u>7 Newbury Street:</u> Repair/repaint storefront
Application 15.316	<u>34 Newbury Street:</u> Repair chimney
Application 15.329	<u>37 Newbury Street:</u> Repair/repaint stucco, re-caulk window openings, etc.
Application 15.227	<u>110, 112, 114 Newbury Street:</u> Repair/repoint masonry, remove paint
Application 15.330	<u>116 Newbury Street:</u> Replace signage to reflect updated company branding
Application 15.317	<u>169 Newbury Street:</u> Replace basement entry door, storefront awning
Application 15.341	<u>190 Newbury Street:</u> Replace rooftop mech. equip't within existing screening enclosure
Application 15.205	<u>258-260 Newbury Street:</u> Remove ivy, repair masonry
Application 15.318	<u>302 Newbury Street:</u> Repaint basement storefront areaway retaining walls to brownstone color

**PROJECTED ADJOURNMENT:** 6:00 P.M.

**DATE POSTED:** 28 August 2014

(After 5:30 P.M., enter City Hall through Dock Square entrance on Congress Street [across from Faneuil Hall].)

BACK BAY ARCHITECTURAL COMMISSION

Anthony Casendino (*Chair*), Kathleen Connor (*Vice-Chair*);

John Christiansen, Iphigenia Demetriades, Bettina Chiu Janco, Patti Quinn, Sharon Steinberg, Lex Stevens, Alfred Wojciechowski;

*Alternates:* David Eisen, Jerome CooperKing, Jane R. Moss, Kenneth Tutunjian, *one vacancy*

cc:	Applicants/Property Owners	Mayor	Commissioners
	City Clerk	Office for Persons with Disabilities	<i>Boston Courant; Back Bay Sun</i>
	Law Department	Architectural Access Board	Abutters ( <i>design review; from most recent</i>
			<i>tax lists</i> )